

PUBLIC HEARING
On an Application for Subdivision Amendment
Tremont Community Building
Tuesday, November 16, 2004
6:00 PM

Planning Board Chairman George Urbanneck opened the Public Hearing at 5:58 PM to discuss the application to amend an approved subdivision submitted by Robert and Julie Spahr, located in the Residential Zone and the Limited Residential Shoreland Zone on Map 6 Lot 51-3 through 51-11.

Present were Chairman George Urbanneck, Mike Ryan, Jim Keene, Galen Warman, Heath Higgins, Wayne Patton, CEO Millard Billings, Recording Secretary Debbi Nickerson. Linda Graham was absent.

There was no discussion.

Motion made by Planning Board Member Wayne Patton to close the Public Hearing.

Planning Board Member Galen Warman seconded. Motion carried by a show of hands 6 - 0.

Public Hearing Closed at 5:59 PM.

PUBLIC HEARING
On an Application for a Subdivision
Tremont Community Building
Tuesday, November 16, 2004
6:00 PM

Chairman George Urbanneck opened the seconded Public Hearing at 5:59 PM to discuss the application by Doug Gott to create a 22-lot subdivision on portions of lot 7 and 7-1 in the Residential-Business Zone.

Present were Chairman George Urbanneck, Mike Ryan, Jim Keene, Galen Warman, Heath Higgins, Wayne Patton, CEO Millard Billings, Recording Secretary Debbi Nickerson. Linda Graham was absent.

There was no discussion.

Motion made by Planning Board Member Wayne Patton to close the Public Hearing.

Planning Board Member Heath Higgins seconded. Motion carried by a show of hands 6 - 0.

Public Hearing Closed at 6:00 PM

**TOWN OF TREMONT
REGULAR PLANNING BOARD MEETING
TREMONT COMMUNITY BUILDING
TUESDAY, NOVEMBER 16, 2004
6:00 PM**

1. CALL TO ORDER

November 16, 2004 Planning Board Meeting was called to order by Chairman George Urbanneck at 6:02PM.

2. ROLL CALL

Chairman George Urbanneck, Mike Ryan, Jim Keene, Galen Warman, Heath Higgins, Wayne Patton, CEO Millard Billings, Recording Secretary Debbi Nickerson. Linda Graham was absent.

Members of the public in attendance: Charles Fahey, Ronald P Woodward, Nancy Woodward, Greg Johnston and Douglas Gott.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

Approval of minutes of October 26, 2004 the Board recommended several changes including adding Map and Lot. CEO Millard Billings objected to this, stating "If the information was not discussed at the meeting how can it be entered in the minutes?" Chairman George Urbanneck replied, "Just so there is a reference to who the application was for. Map and Lot . . . Just a summary so some one can look back and find out when the application was and what Map and Lot."

Motion by Planning Board Member Jim Keene to accept the revised minutes.

Planning Board Member Wayne Patton seconded. Motion carried by a show of hands 6 – 0.

5. SUBDIVISIONS

A. Preliminary Plan Approval – Robert & Julie Spahr – Map 6 lots 51-3 through 51-11, Residential Zone and Limited Residential Shoreland Zone. Mr. and Mrs. Spahr were represented by Greg Johnston of CES.

1. CEO Millard Billings informed the Board Members that the application had expired and that the Spahr's would be required to pay the new application fee of \$215. There was no other discussion.

Motion by Planning Board Member Wayne Patton to accept the amended application dated 10/04, Planning Board Member Galen Warman seconded.

Motion carried by a show of hands 6 – 0.

B. Preliminary Plan Approval – Doug Gott – Map 5 Lots 7 & 7-1, Residential – Business Zone.

1. Mr. Gott explained his plan for Ickatika Estates and that Ickatika Rd. might be paved. CEO Billings suggested Mr. Gott get in touch with the DOT. CEO Millard Billings located a copy of the DOT Ordinances. It was determined that Ickatika Rd. would be considered an entrance and must be paved for 30 feet.

2. The Board requested the following information before Completeness of Application on December 14, 2004.
 - A. Confirmation that the entrance meets DOT specifications.
 - B. Bearing and distance of each lot line (meets and bounds for each of the 22 lots).
 - C. Radius and bearings for all curbs and roads.

Motion by Planning Board Member Wayne Patton to accept Doug Gott's application with the stipulation that Ickatika Rd. meets DOT standards. Planning Board Member Jim Keene seconded. Motion carried by a show of hands 5 – 1, Galen Warman opposed.

- C. Completeness of Application - Charles Fahey – Map 5 Lot 101 Residential-Business Zone – Amendment to an existing Subdivision. The Board requested the following information before Completeness of Application scheduled for December 14, 2004
 1. Designation of Residential-Business Zone
 2. Abutters Names and Book and Page on the plan.
 - D. Completeness of Application - Doug Gott – “Alder Lane Subdivision” Map 7 Lot 15 Residential-Business Zone – a subdivision of a 12.7-acre portion of Lot 15. The Board requested the following information before Public Hearing set for December 14, 2004.
 1. The designation Residential-Business Zone.
 2. Abutters Names and Book and Page on the plan.
 3. All wells and septic that are within 100 feet of the “Alder Lane Subdivision”.
 - E. Completeness of Application – Nancy Woodward – Map 3 Lot 10-22 Residential-Business Zone – to subdivide lot 10-22 into 3 residential house lots.
 1. The application dated November 18, 2002 had expired; Chairman George Urbanneck pointed out to Ms. Woodward a new fee needs to be paid.
 2. CEO Billings requested the name of the subdivision be changed from Bass Harbor Woods III to eliminate confusion with other subdivisions with that name. Nancy Woodward suggested Woodmont.

Motion by Planning Board Member Mike Ryan to accept application. Planning Board Member Galen Warman seconded. Motion carried by a show of hands 6-0. Public Hearing set for December 14, 2004.
6. NEW BUSINESS
- A. Findings of Fact for the denial on August 31, 2004 of the application by Laila Pringle – Map 3 Lot 32A Residential-Business Zone – to convert an existing shed to a breakfast/lunch take-out. To add a 10' X 10' addition to existing shed, to add a 22' X 7' deck to existing shed and to add 14 cubic yards of fill to create an 18' X 18' parking space.

Chairman George Urbanneck read out loud the Findings of Fact composed by member Jim Keene. The Board requested the abutter's concerns of noise and odor is added.
7. OLD BUSINESS
- None
8. CEO ISSUES

CEO Millard Billings showed everyone present a videotape of John Goodwin Sr.'s landscaping on his property, Map 5 Lot 86, next to Kit Muzzy. The landscaping plan was discussed with the Board on April 13, 2004. After much discussion it was decided to do a site visit on December 4, 2004 at 10:00AM to address compliance. CEO Millard Billings volunteered to contact Mr. Goodwin to make arrangements for the Planning Board to conduct an on site visit to address compliance with the agreed upon landscaping plan.

Motion by Planning Board Member Galen Warman to request a site visit on December 4, 2004, if that was acceptable with Mr. Goodwin. Planning Board Member Mike Ryan seconded. Motion carried by a show of hands 6-0.

9. NOTICES

None

10. ADJOURN

Motion by Planning Board Member Galen Warman to adjourn the meeting. Planning Board Member Heath Higgins seconded. Motion carried by a show of hands 6-0.

Chairman George Urbanneck closed the meeting at 7:53PM.

Respectfully submitted,

Debbi Nickerson,
Recording Secretary

George Urbanneck